

Quarterly shareholder update

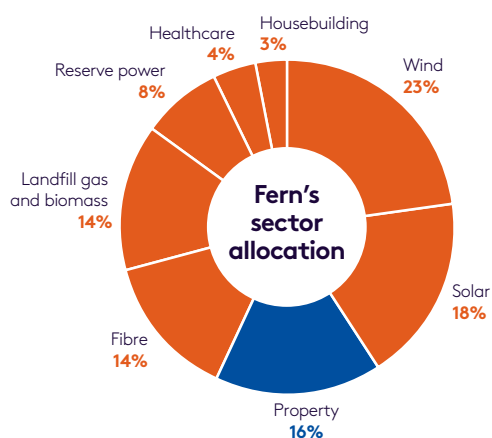
5 July 2022



**Paul Latham, CEO
Fern Trading Limited.**

About Fern Trading

Fern is the parent company of a large trading group made up of nearly 300 companies. Its business is currently focused on four core sectors: renewable energy generation, specialist property lending, healthcare infrastructure and fibre broadband.



84% - Owning and operating assets

16% - Lending

*The chart above details Fern's business as at 30 June 2022. This will change over time and could include sectors not currently shown here.

An update on Fern

Fern comprises four main divisions, with fifth added this quarter in the form of an established housebuilding company, Elivia Homes. All of Fern's divisions continue to perform well, you can read more about some of their operations over the last quarter below.



Property lending

During the quarter, Fern issued 67 new loans, totaling £50 million, with 41 loans repaid totaling £56m. Fern had close to £400m of property loans issued at the end of the quarter, a figure we will intentionally see rise steadily despite the small dip during this quarter. We continue to watch the market closely but our outlook is positive.



Fibre networks

The Fibre To The Premises (FTTP) companies that Fern owns are at different stages of developing their network but each is operating well and making good progress. The division began in February 2019 and is now valued at nearly £400m, 14% of Fern. We intend to grow the fibre companies over the next three years to make up closer to 25% of the group.



Healthcare

RangeFord, Fern's retirement village operator, has begun construction of its newest retirement village, Homewood Grove. Homewood Grove is a lifestyle community for the over 60s located near Chertsey in Surrey. This will be RangeFord's fifth retirement village and the business as a whole is performing well.

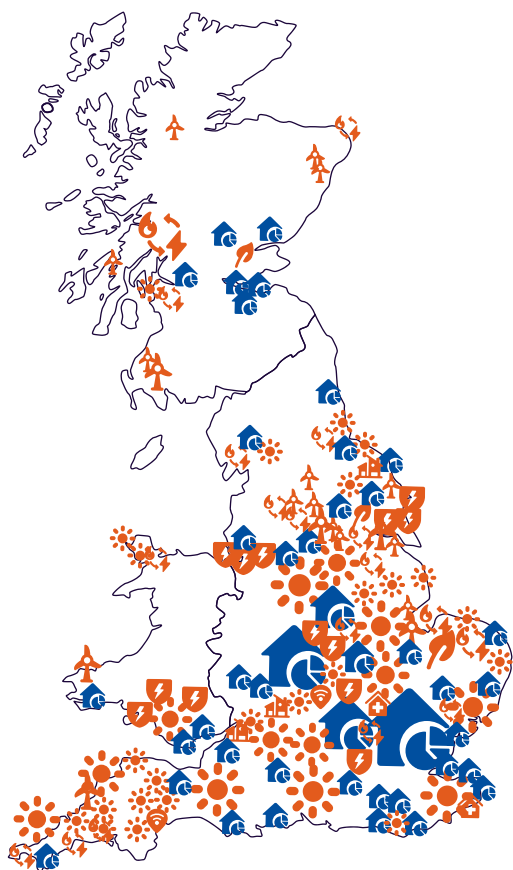


Housebuilding

Fern acquired an established housebuilding company called Elivia Homes which now makes up a small part of the group. The company employs 80 people building small developments of high quality homes across the south east.

Fern in focus

Fern is a £2.9 billion trading group that operates in sectors where it has extensive experience. The group comprises nearly 300 subsidiary companies with its business split across four core sectors and 420 assets.



Key

Owning and operating assets

- | | |
|--|--|
|  162 solar farms worldwide |  26 reserve power sites |
|  19 wind farms |  6 fibre broadband businesses |
|  19 landfill gas sites |  2 hospitals |
|  6 biomass sites |  5 retirement villages |
|  1 house building business |  1 energy from waste plant |

Lending

-  173 short-term property loans

Spotlight on Fern's business: Rangeford Villages



Rangeford Villages develop and operate integrated retirement communities in the UK, exclusively for people aged over 60. They construct contemporary, high-quality apartments designed for independent living and are focused on a community concept with extensive communal facilities. Such facilities include restaurants, an activity room, gym, spa/swimming pool as well as beautifully landscaped grounds on each development.

Rangeford currently have two operational villages with a further three under-construction, which in total will comprise 575 homes. Fern has strong growth aspirations for Rangeford and expects to more than double the size of this business in the next three years.

Retirement communities such as Rangeford can significantly improve the quality of life of their residents. Since moving to retirement accommodation, more than 80% of residents said they rarely felt lonely and a further 75% said they had been more active. This in turn reduces planned visits to the GP and costs to the NHS.

The value of an investment in Fern, and any income from it, can fall as well as rise. Investors may not get back the full amount they invest. You can find out more about Fern at ferntrading.com.

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